



# Gillespie Field Development Council



## **A Joint Powers Agreement Between the City of El Cajon and County of San Diego**

*Airport Administration Building ♦ 1960 Joe Crosson Drive ♦ El Cajon, California 92020-1236 ♦ (619) 956-4800*

Clifford Leary  
*Chairman*

John Gibson  
*Councilman*

Jerry Hollingsworth  
*Vice Chairman*

Robert Parker  
*Councilman*

Rick Fordem  
*Councilman*

## **DRAFT – SUBJECT TO GFDC APPROVAL August 16, 2005**

### **MINUTES OF July 19, 2005**

<b><u>MEMBERS PRESENT</u></b>	<b><u>STAFF PRESENT</u></b>
Jerry Hollingsworth	Peter Drinkwater
John Gibson	Roger Griffiths
Robert Parker	Lee Ann Lardy
	Sunny Barrett
	Reggie Angquico

\*For others present, sign-in sheet is available in the Administration Building office.

#### **1. ROLL CALL**

Vice-Chairman Jerry Hollingsworth called the meeting to order at 6 p.m.  
Chairman Cliff Leary and Rick Fordem were absent.

#### **2. APPROVAL OF MINUTES**

Mr. Gibson made a motion that the minutes of June 21, 2005 be approved. Mr. Parker seconded the motion, which passed unanimously.

3. CHAIRMAN'S REPORT

No Chairman's report.

4. AIRPORT DIRECTOR UPDATE

Mr. Drinkwater stated that County of San Diego Airports is in the process of securing permits for the demolition and clean-up of the Brucker property. After inspection of buildings, there are plans to contact the El Cajon City Fire and Police Department for training purposes to help tear down and burn existing buildings. A letter from the Federal Aviation Administration (FAA) stated that Runway 17/35 is considered a B2 and all property development will be judged according to those standards.

5. AIRPORT MANAGER UPDATE

Runway 27R Displaced Threshold Update – Mr. Griffiths stated that runway lights east of Runway 17/35 need to be raised about 3 inches and that will be done in about two weeks. The Precision Approach Path Indicator (PAPI) and the Displaced Threshold will be moved by November 28, 2005. The FAA is in charge of relocating the current PAPI and this will result in some down time. County of San Diego Airports will contact homeowners whose trees have grown in the approach zone.

Mr. Bob Lindsay suggested that the fence at Magnolia Avenue be marked with high visibility tape, which will be helpful when the sun is low and an aircraft is attempting to land. He also wanted to know when the Runway End Identifier Lights (REILS) would be replaced. Mr. Lindsay also stated that the angle of the PAPI's is too steep for turbine aircraft and pilots probably do not use them.

Mr. Griffiths replied that REILS would be replaced in the future. Regarding the fence line at Magnolia Avenue, marking the fence has been considered, however the fence is 6 feet tall and trucks that pass on Magnolia Avenue are taller than the fence. Aircraft should not be so low for the fence to be an obstruction. The FAA is investigating the reason for the 4.5-degree angle of the PAPI's and is considering a 4-degree angle.

Ms. Lardy announced that Royal Jet has been assigned to a new leaseholder called Jet Air. The new lease for Pacific Scene is being negotiated by General Services and will be going to the Board of Supervisors in September 2005. Development will be completed in about 3 to 4 years.

6. Aircraft Storage Spaces (RPG Investments, Inc.) Proposed Lease Amendment to County Contract No. 75623R

Aircraft Storage Spaces has requested that County Airports approve development plans for improvement in their lease. Please see attached document titled "July Agenda Item #6".

The following motion was approved by unanimous vote by the GFDC and will be forwarded to the Board of Supervisors:

*"It is recommended that the Board of Supervisors approve First Amendment to Aviation Lease with RPG Investments, Inc. d.b.a. Aircraft Storage Spaces, as recommended by staff."*

7. Family Christmas Tree Farm Request For Proposals, New Agricultural Lease

Airports staff proposes entering into a Request for Proposal (RFP) process for a new lease of the Family Christmas Tree Farm property to become effective January 1, 2007. If approved, the RFP will be made available to parties who have expressed an interest in the property. Availability of the document will also be advertised in the San Diego Union Tribune and on the County Airports' web page. Respondents will have four to six weeks to submit their proposals and their respective qualifications. Please see attached document "July Agenda Item #7".

Ms. Tara Hands asked why Gillespie Field Airport has land across the highway and why is it not aviation related as required by the Federal Aviation Administration (FAA).

Mr. Drinkwater replied that the land is a protected zone for aircraft approach to the runway. Land use for this area is suitable for agriculture use requiring a minimum amount of people in the area.

Ms. Lardy also added that County of San Diego Airports has non-aviation related land at Cuyamaca West Industrial Park due to the unsuitability of the land for aviation related business.

Mr. Gibson suggested that County of San Diego Airports pursue the option of turning the landfill area into a storage area, since he has received phone calls by tenants whose lease will be terminated at the Cajon Plaza.

8. Redevelopment Agency Bond Issue Update

Ms. Barrett provided the GFDC with a draft timeline for the Redevelopment Agency bond issue (attached). She advised that the bond

underwriter distributed this timeline to the bond team 7/19/05 for review, and said that the timeline could shift, depending upon input from the fiscal consultant or bond council.

Ms. Barrett also provided a handout (attached) that shows tax increment received for the Project Area from FY 1998/99 – 04/05. She advised that property taxes are typically distributed to the Redevelopment agency ten times per year, but that for FY 04/05 there would be nine distributions. She indicated that the spreadsheet does not reflect the final distribution for FY 04/05, as that distribution is made after the end of the fiscal year once roll corrections have been completed. Ms. Barrett said she had just been advised that the final distribution, which would take place July 25, 2005 would total just over \$500,000. Additionally, she advised that this would bring the total tax increment for FY 04/05 distributed to the Redevelopment Project to over \$1.9 million, which is approximately \$135,000 less than anticipated.

Regarding the Redevelopment Agency repayment to the AEF, Ms. Barrett advised that for FY 04/05 the Gillespie Field Redevelopment Project made a \$100,000 loan payment to the AEF rather than the \$500,000 budgeted for this purpose. This was due primarily to the large \$500,000 distribution of tax increment being received by the Redevelopment Agency after the end of the fiscal year. Ms. Barrett advised that the remaining \$400,000 could be included in the bond issue.

9. Opportunities for Members of the Public to Address the Gillespie Field Development Council on matters not previously discussed

Mr. Bob Lindsay inquired if the construction of Highway 52 will create any operational problems for Runway 17.

Mr. Drinkwater stated that Airports Engineer Eric Nelson is checking to see how Highway 52 will affect the approach to Runway 17.

Mr. Jeff Hurley complained that the lease he is reviewing is very one sided and requested a release from some of the clauses contained.

Ms. Lardy stated that every lease is basically the same except for some points, which may or may not be negotiated. All leases are reviewed by County Counsel.

Mr. Drinkwater suggested that Mr. Hurley discuss this with Real Property Staff to clarify the intent of the lease.

Ms. Tara Hands asked if County of San Diego Airports communicated with the City of Santee when they decided to build residences at Rattlesnake Mountain and what the FAA is doing about it.

Mr. Drinkwater stated that Airports Engineer Eric Nelson notified the City of Santee that the planned residences on Rattlesnake Mountain are under the airport influence area and will experience over flights. FAA requires that the residents at Rattlesnake Mountain be notified that they are in an airport influence area.

Ms. Tara Hands questioned why the trolley station is located at Weld Avenue and why the trolley stop was renamed the Gillespie.

Mr. Gibson replied that the trolley station at Marshall Avenue and Weld Avenue is there to benefit the workers at the Industrial Park and it was renamed because the Business Park is named Gillespie.

Ms. Tara Hands asked why there are residential hangars at Gillespie Field when current leases state they are not allowed.

Ms. Lardy replied that some hangars were approved for crew quarters but eventually became residences and that their leases will not be extended.

Ms. Carolyn Anderson alleged that while she was driving on Highway 67, jets were running up their engines and caused a mountain of dust to drift over the highway causing reduced visibility for drivers.

Mr. Griffiths replied that one option he is considering is spraying gunite on expose dirt.

10. Old Business – No Old Business
11. New Business – No New Business
12. Mr. Hollingsworth adjourned the meeting at 7:25 p.m. The next meeting of the Gillespie Field Development Council will be at 6 p.m., Tuesday, August 16, 2005 in City Council Chambers, 200 E. Main Street, El Cajon.

By \_\_\_\_\_  
Reggie Angquico, Office Support Specialist